

SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF THE GREENHOUSE FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (TER. ED.) CHAPTER 121A AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, TO BE UNDERTAKEN AND CARRIED OUT BY A LIMITED PARTNERSHIP ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 109, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP UNDER SAID CHAPTER 121A

On July 19, 1979 the Authority voted to adopt a favorable Report and Decision on the 121A Application of The Greenhouse. On July 31, 1980 a First Amendment to the above-noted document was approved by the Authority.

The project consists of 322 units of housing in two twelve-story buildings at 150 Huntington Avenue, in the Fenway section of Boston. The Greenhouse seeks to amend the Report and Decision by adding, under Section B, second paragraph Line 4 following the words "approximately 8,000 square feet of retail space,..." the following verbiage: such use of this space is allowed as would be allowable in a general business district.

The owner wishes to further amend this Report and Decision by seeking a zoning deviation in the form of a conditional use permit to allow a motor vehicle rental agency use as described in Section 8-7, Use No. 61 of the Boston Zoning Code by adding the following language to Exhibit A of the aforementioned Report and Decision:

Use (Section 8-7 (61))

Rental agency storage for not more than ten (10) motor vehicles and trailers and for office space to carry out the rental agency business. (No cars to be stored on public streets).

In the opinion of the General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing.

The Authority hereby approves the "Second Amendment to the Report and Decision on the Application of the Greenhouse for the Authorization and Approval of a Project under Massachusetts General Laws (Ter. Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Formed Under M.G.L. Chapter 109 and Approval to Act as an Urban Redevelopment Limited Partnership Under said Chapter 121A and hereby consents to the Amendment to the Application and Report and Decision".

JAMES F. SULLIVAN
ATTORNEY AT LAW, P.C.
TEN TREMONT STREET
GOVERNMENT CENTER
BOSTON, MASSACHUSETTS 02108

RECEIVED
AUG 2 1983

JAMES F. SULLIVAN
ALLEN BRESS

FOURTH FLOOR
(617) 742-0112

August 3, 1983

Ms. Ellen Collins, Planning Officer
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

RE: The Greenhouse
Proposed Amendment to Chapter 121A Decision

Dear Ms. Collins:

This is to explain the proposed operation of the car rental agency office for which approval is sought in the above-referenced amendment.

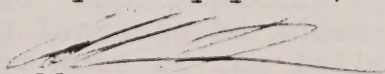
As explained to me by Minicost Rent-a-Car, the prospective tenant, the office at The Greenhouse would be primarily a reservation office. They intend to bring their "800" telephone number to this location, and to centralize their reservation operations there.

No washing, repairs, or maintenance of vehicles would be done at The Greenhouse. These functions would be performed at Minicost's main office on Mooney Street in Cambridge.

Only a limited number of cars - no more than five to ten - would be garaged on the premises. Most on-site rentals would be serviced by shuttling customers to one of Minicost's other locations - either their Park Square office in Boston or their Central Square office in Cambridge. As to those customers for whom a car was available on the premises, cars would be received and dispatched by a valet system. Valets currently park all cars for tenants or visitors to The Greenhouse. The small number of cars to be garaged for Minicost will in no way impair the smooth and orderly operation of the garage.

Please let me know if you need any additional information in this regard.

Very truly yours,


Allen Bress

AB:ws

cc: Mr. William McGrath
Minicost Rent-a-Car
The Greenhouse

HAND DELIVERED 8/03/83

JAMES F. SULLIVAN
ATTORNEY AT LAW, P.C.
TEN TREMONT STREET
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BOSTON, MASSACHUSETTS 02108

JAMES F. SULLIVAN
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FOURTH FLOOR

(617) 742-0112

July 5, 1983

Robert J. Ryan, Director
Boston Redevelopment Authority
Ninth Floor
Boston City Hall
Boston, MA 02201

RE: The Greenhouse
Proposed Amendment to Chapter 121A Decision

Dear Mr. Ryan:

I am writing on behalf of The Greenhouse, an Urban Redevelopment Limited Partnership under Massachusetts General Laws Chapter 121A.

Application is hereby made to further amend the "Report and Decision on the application of The Greenhouse for the authorization and approval of a project under Massachusetts General Laws (Ter. Ed.), Chapter 121A, as amended, and Chapter 652 of the Acts of 1960, to be undertaken and carried out by a limited partnership formed under Massachusetts General Laws, Chapter 109, and approval to act as an Urban Redevelopment Limited Partnership under said Chapter 121A", approved and adopted by the Authority on July 19, 1979 and approved by the Mayor on August 21, 1979, as amended by First Amendment approved and adopted by the Authority on July 31, 1980 and approved by the Mayor on August 20, 1980.

The nature of the amendment hereby proposed is the redefinition and clarification of allowable uses as to that portion of the project designated in said Report and Decision as "approximately 8,000 square feet of retail space," and the allowance and approval of a zoning deviation necessary to allow such uses.

In order to accomplish this purpose, the following specific changes to said Report and Decision are proposed:

1. That in the second paragraph of Section B of said Report and Decision, following the language "approximately 8,000 square feet of retail space," the following language be added: "which retail space may be comprised of one or more of the following uses: retail stores, restaurants, health clubs, offices of professional persons, real estate offices, insurance offices, travel agencies, banks, flower shops, offices, barber shops, beauty shops, shoe

Robert J. Ryan, Director
July 5, 1983
Page Two

repair shops, self-service laundries, pick-up and delivery stations of laundry or dry cleaners, tailor shops, dry-cleaning shops, caterer's establishments, photographer's studios, upholsterer's shops, motor vehicle rental agencies, and similar uses,".

2. That a zoning deviation in the form of a conditional use permit be granted allowing a motor vehicle rental agency use as described in Section 8-7, Use Item No. 61 of the Boston Zoning Code, by adding the following language to Exhibit A of said Report and Decision:

"USE (SECTION 8-7(61)):

Rental agency storing, servicing, and/
or washing rental motor vehicles and
trailers: Conditional Use"

The zoning deviation herein specified is necessary for the carrying out of the total Project and therefore may be granted without substantially derogating from the intent and purposes of the applicable Laws, Codes, Ordinances and Regulations. The specific site is an appropriate location for such use, the use will not adversely affect the neighborhood, there will be no serious hazard to vehicles or pedestrians from the use, no nuisance will be created by the use, and adequate and appropriate facilities will be provided for the proper operation of the use.

Your scheduling of this matter before the next available meeting of the Authority would be greatly appreciated.

Very truly yours,

Allen Bress

AB:ws

cc: Mr. William McGrath

INTER-OFFICE COMMUNICATION

TO: Bill McGrath, 121A Coordinator

FROM: Ellen Collins, Transportation Planning Officer *EC*

DATE: August 5, 1983

SUBJECT: THE GREENHOUSE

You have a copy of a letter from James F. Sullivan that explains the operations of their proposed car rental agency office.

I would suggest that any approvals be subject to their statement that no washing, repairs or maintenance of vehicles be done at the Greenhouse. Further, that no storage of vehicles take place on public streets. Otherwise, we see no transportation reasons why this amendment should be denied.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SECOND AMENDMENT TO REPORT AND DECISION ON
CHAPTER 121A APPLICATION OF THE GREENHOUSE

On July 19, 1979 the Authority voted to adopt a favorable Report and Decision on the 121A Application of The Greenhouse, a limited partnership, formed under Chapter 109 of the Massachusetts General Laws. A First Amendment to the Decision was approved by the Authority on July 31, 1980 and by the Mayor on August 20, 1980.

The project, located at 150 Huntington Avenue, consists of 322 units in two twelve-story buildings in the Fenway section of Boston.

The owner seeks a further amendment to the Report and Decision allowing a zoning deviation in the form of a conditional use permit to allow a motor vehicle rental agency on the above-noted premises.

The owners (see letter) state that no washing, repairing or maintenance of vehicles will be performed by the car rental agency on these premises. Ten cars will be the maximum amount to be garaged on the premises.

In the opinion of the Chief General Counsel, this Amendment does not represent a fundamental change and does not require a public hearing. It is, therefore, recommended that the Authority adopt the attached Second Amendment to the application and Report and Decision.

An appropriate vote follows:

VOTED: That the document presented at this meeting entitled "Second Amendment to the Report and Decision on the Application of The Greenhouse for the authorization and approval of a project under Massachusetts General Laws (Ter. Ed.) to be undertaken and carried out by a limited partnership organized pursuant to Massachusetts General Laws, Chapter 109, and approval to act as an urban redevelopment limited partnership under said Chapter 121A" be and is hereby approved and adopted.